



Arlington Conservation Commission

Date: Thursday, June 16, 2022

Time: 7:00 PM

Location: Conducted by Remote Participation

Pursuant to State Legislation suspending certain provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the June 16, 2022, public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom. Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page.

Agenda

1. Administrative
 - a. Approval of June 2nd, 2022, Meeting Minutes
 - b. Discussion of Requested Reporting for Utility Projects
D. Morgan asks that the Commission consider standard conditions to request of exempt utility projects.
 - c. Draft Arlington Wetland Bylaw Regulation Updates
S. Chapnick will present sections of a draft of the revised Arlington wetlands regulations.
2. Updates
 - a.
 - b.
 - c.
3. Discussion
 - a. 36 Peabody Road Tree Removal
D. Morgan will ask the Commission whether they will accept a proposal for removal of invasive trees and native replacements within the 100' Buffer Zone and Adjacent Upland Resource Area to Spy Pond at 36 Peabody Road.
 - b. Minor Plan Change: Wellington Park
This discussion will evaluate whether the Conservation Commission would require a Minor Plan Change to the Order of Conditions issued to the Town of Arlington Department of Planning and Community Development for work at 35 Grove Street (Wellington Park) (DEP #091-0324). Work is proposed for installation of a bike rack within the 100' Buffer Zone, Adjacent Upland Resource Area, and 200' Riverfront Area.

4. Hearings

Certificate of Compliance: 34 Dudley Street (Continued)

Certificate of Compliance: 34 Dudley Street (Continued)

The commission is expected to vote to continue this hearing to the July 7, 2022, meeting.

This public hearing will consider a Request for Certificate of Compliance by Joseph R. Porter of VTP Associates, Inc., for the completed redevelopment at 34 Dudley Street (DEP #091-0309).

Notice of Intent: 34 Dudley Street (Continued)

Notice of Intent: 34 Dudley Street (Continued)

The commission is expected to vote to continue this hearing to the July 7, 2022, meeting.

This application was first heard on March 3, 2022. The hearing was continued at the applicant's request. The commission requested the applicant to update documents related to snow storage, fencing and guard rail details, and stormwater management review.

This public hearing will consider a Notice of Intent to construct a five-story self-storage facility at 34 Dudley Street and remove a failing retaining wall on the adjacent Town-owned parcel at 0 Grove Street. As proposed, the project will result in impacts within the Riverfront Area to Mill Brook, 100-foot Adjacent Upland Resource Area, and buffer zone to Bank.

Notice of Intent: 212 Pleasant Street (Continued)

Notice of Intent: 212 Pleasant Street (Continued)

The commission is expected to vote to continue this hearing to the July 7, 2022, meeting.

This application was first heard on June 2, 2022. The hearing was continued at the applicant's request. The commission requested the applicant to revise and resubmit the Notice of Intent filing documents, obtain a letter from the Natural Heritage and Endangered Species program regarding Englemann's Flatsedge, resubmit site maps and plans showing the FEMA flood elevation and floodplain delineation, and to investigate Town criteria requirements for permeability of porous surfaces.

This public hearing will consider a Notice of Intent for renovations to a private home at 212 Pleasant Street. Work is proposed to be conducted within the Bank to Spy Pond, 100' Buffer Zone and Adjacent Upland Resource Area, and Bordering Land Subject to Flooding. Renovations include an extension, deck and patio, outdoor stair walkway, and landscaping.

Certificate of Compliance: Downing Square at 19R Park Ave (Continued)

Certificate of Compliance: Downing Square at 19R Park Ave (Continued)

This application was first heard on June 2, 2022. The hearing was continued at the applicant's request. The Commission requested the Applicant supply the dimensions of the planned and un-built bridge and landing pad over No Name Brook and dimensions of the added impervious sidewalk. The Commission also requested that the Applicant investigate an invasive management plan and confirm appropriate tree planting depth for the three trees in the rear of the property.

This public hearing will consider a Request for Certificate of Compliance by the Housing Corporation of Arlington for the completed development at 19R Park Ave (DEP #091-0287).



Town of Arlington, Massachusetts

Draft Arlington Wetland Bylaw Regulation Updates

Summary:

Draft Arlington Wetland Bylaw Regulation Updates

S. Chapnick will present sections of a draft of the revised Arlington wetlands regulations.



Town of Arlington, Massachusetts

Water Bodies Working Group

ATTACHMENTS:

Type	File Name	Description
Reference Material	[060922]_WBWG_Minutes.pdf	[060922] WBWG Minutes

[06/09/22] WBWG

Spy Pond

Survey to be made by SWCA next week after Curly Leaf Pond-weed has started to decline. NHESP letter pending survey results. Treatment plan to follow NHESP letter.

Tufts proposal - scope and funding

WBWG believes that this analysis will be helpful for Spy Pond management. WBWG requests an executive summary of the study for use in educational materials, also requests QAPP details from student to see if DEP can repurpose the data. WBWG to recommend the survey to ConCom for funding from the Water Bodies Fund and will seek an offset from the Spy Pond Committee and the Friends of Spy Pond Park.

Hills Pond

Last visit prior to May 20, 2022, and June visit to be made in advance of the 20th. New aerator functioning, algaecide treatment conducted with great results, subsequent plans to treat other invasive vegetation.

Reservoir

There is already extensive water chestnut growth at the Reservoir probably because we were not able to harvest last year. Water Chestnut harvesting contract in the making with SOLitude, \$15,000 for five days. D. Morgan coordinating with Recreation Department on use of boat ramp and parking lot, DPW on equipment and space for dewatering on the spillway, both for protection of new facility. Reservoir water level is too low to conduct harvest at present, needs to rise another foot. WBWG finds that a Notice of Intent should be filed by the Town for this and future work. Early to mid-July would be a good time to start. More than five days will be needed to do a thorough job.

McClenen

Need to formalize the detention pond buffer areas. Maybe just once a year mowing as is done on the central hill. DPW likely not maintaining buffer strip around detention ponds. WBWG to invite DWP to next meeting to discuss plans, also to coordinate that discussion with ConCom in the interim.



Town of Arlington, Massachusetts

36 Peabody Road Tree Removal

Summary:

36 Peabody Road Tree Removal

D. Morgan will ask the Commission whether they will accept a proposal for removal of invasive trees and native replacements within the 100' Buffer Zone and Adjacent Upland Resource Area to Spy Pond at 36 Peabody Road.

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	36_Peabody_Road.pdf	36 Peabody Road Map





Town of Arlington, Massachusetts

Minor Plan Change: Wellington Park

Summary:

Minor Plan Change: Wellington Park

This discussion will evaluate whether the Conservation Commission would require a Minor Plan Change to the Order of Conditions issued to the Town of Arlington Department of Planning and Community Development for work at 35 Grove Street (Wellington Park) (DEP #091-0324). Work is proposed for installation of a bike rack within the 100' Buffer Zone, Adjacent Upland Resource Area, and 200' Riverfront Area.

ATTACHMENTS:

Type	File Name	Description
Reference Material	Wellington_Bike_Rack_Location_(1).pdf	Wellington Bike Rack Location



51

Poles (All Pole Uses)

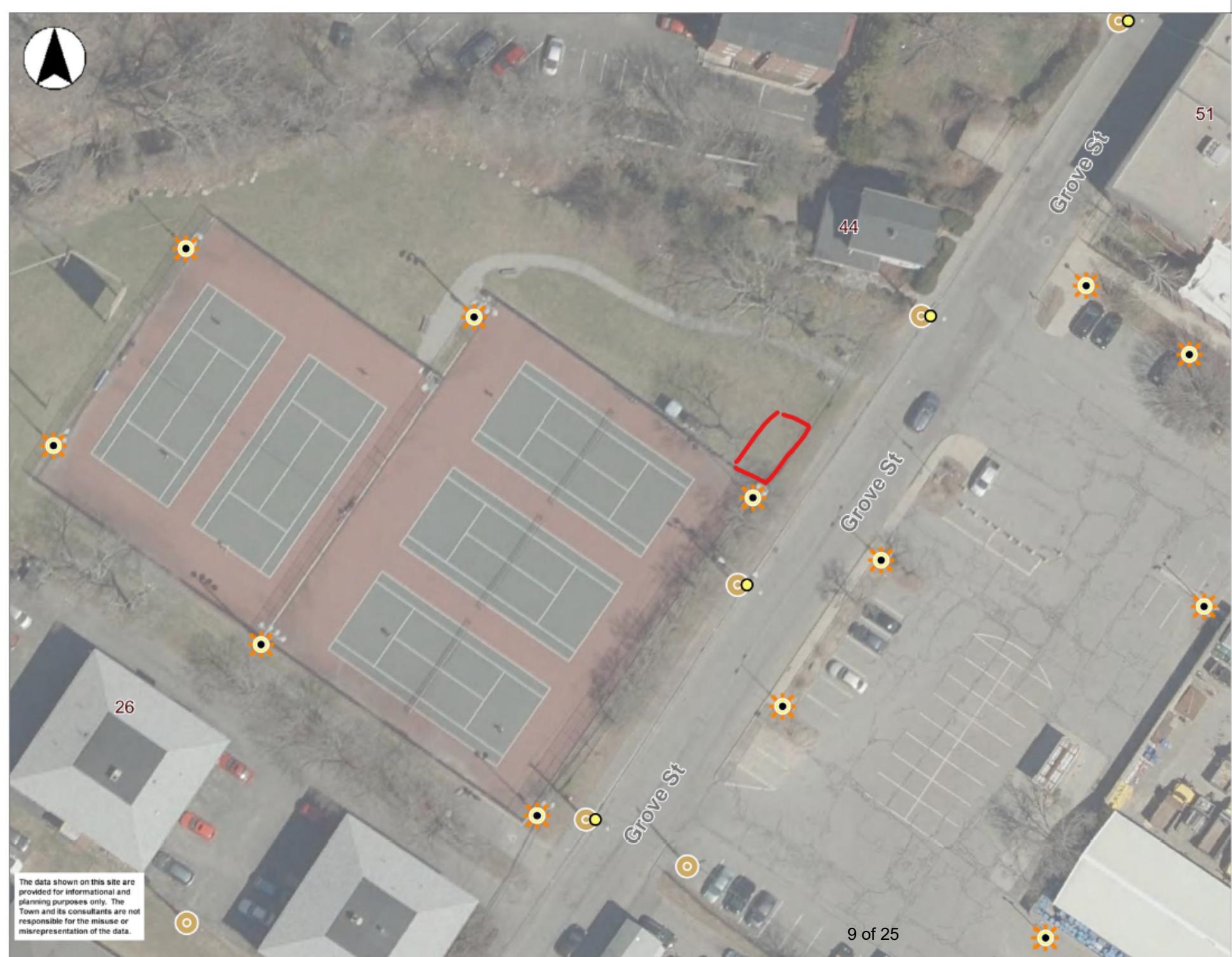
- Lamp Pole
- Utility Pole
- Utility Pole with Street Name
- Pedestrian Signal Pole
- Traffic Signal Pole
- Traffic Signal Pole with Street Name
- MBTA Bus Stops Arlington
- Pavement Markings

MA Highways

- Interstate
- US Highway
- Numbered Routes

Town Boundary

Abutting Towns





Town of Arlington, Massachusetts

Notice of Intent: 212 Pleasant Street (Continued)

Summary:

Notice of Intent: 212 Pleasant Street (Continued)

The commission is expected to vote to continue this hearing to the July 7, 2022, meeting.

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Town of Arlington, Massachusetts

Certificate of Compliance: Downing Square at 19R Park Ave (Continued)

Summary:

Certificate of Compliance: Downing Square at 19R Park Ave (Continued)

This application was first heard on June 2, 2022. The hearing was continued at the applicant's request. The Commission requested the Applicant supply the dimensions of the planned and un-built bridge and landing pad over No Name Brook and dimensions of the added impervious sidewalk. The Commission also requested that the Applicant investigate an invasive management plan and confirm appropriate tree planting depth for the three trees in the rear of the property.

This public hearing will consider a Request for Certificate of Compliance by the Housing Corporation of Arlington for the completed development at 19R Park Ave (DEP #091-0287).

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	19R_Park_Ave_-_Supplemental_Materials.pdf	19R Park Ave Supplemental Materials



Housing Corporation of Arlington

252 Massachusetts Avenue, Office, Arlington, MA 02474

tel: 781.859.5294

fax: 781.859.5632

info@housingcorparlington.org

www.housingcorparlington.org

June 10, 2022

David Morgan
Town of Arlington
Department of Planning and Community Development
730 Mass Ave. Annex
Arlington, MA 02476

Dear Mr. Morgan,

Housing Corporation of Arlington is grateful for the Town of Arlington's steady support for affordable housing and for your and the Conservation Commission's work on related environmental concerns. This letter is in regard to HCA's recently completed affordable housing development at Downing Square/19R Park Ave, which today has an address of 112-114 Lowell Street. I heard the following concerns regarding our request for the Certificate of Compliance at the June 7th meeting of the Conservation Commission, listed below with our response.

Tree planting depth

- See Exhibit 1 with email from landscape architect, approving the planting depth, and advising against planting them any deeper.

Added bike parking and added walkway at rear of property

- A sidewalk of 579 square foot was added to improve egress from the rear of the building and a 120 square foot concrete pad with bike rack was added on the west side of the building. However, we also deleted 950 square feet of concrete in the same area as the added sidewalk, resulting in a net decrease of 251 square feet of impervious surfaces. See Exhibit 2 for emails from our civil engineer and architect with the calculations regarding the additional sidewalk and bike rack pad (data requested during the June 2nd Conservation Commission meeting). We understand that these changes should have gone through the Commission for approval, and apologize for the oversight. We believe the overall reduction in impervious surfaces is a benefit, and request the Commission's retroactive approval.

Wildlife mobility around new chain-link fence

- At the completion of the project, the state housing inspector cited safety concerns with the drop off to No Name Brook, and refused to allow occupancy until this was addressed, resulting in the installation of the black chain link fence. There are numerous areas where the fence has been held 6" or more above grade. In Exhibit 3, we have included four photos of three different locations along the fence. We understand that this fence needed to go through the Commission for approval and request the Commission's retroactive approval.

Collapsed culvert

- You indicated that the culvert at the rear of the property going to No Name Brook appears to have some damage. I have forwarded the photo you shared to our property management firm and will be following up to ensure we maintain the culvert.

Knotweed

- We understand this to be the Commission's primary concern, although it is not a requirement of our Order of Conditions. HCA is strongly interested in protecting our property against invasive plants, but we are not able to effectively address the knotweed problem without the cooperation of our neighbors. HCA commits to:
 - Retain a qualified company to develop a plan for the area and provide a copy of this plan to the Commission for comment. I have started outreach and have received some one response to date from an area firm specializing in invasive species treatment interested in providing a quote.
 - Help organize meetings between myself, the abutter, and the Town, with the goal of developing a shared plan for knotweed removal.
 - Pay our pro rata share for the execution of that plan.

As discussed among Conservation Commission members, the knotweed approach should extend beyond our property. It would be ineffective and arguably a waste of affordable housing operating funds to apply a "cut and dab" program on our side of the property line while our neighbors are sustaining 8' tall groves of knotweed on their property. Since we have committed to organizing this effort, since we need the Commission's help to ensure everyone does their part, and since treatment of knotweed is not part of our Order of Conditions, we request the Commission provide approval for the above knotweed plan.

Thank you.

Sincerely,



Erica Schwarz
Executive Director

Exhibits 1-3

Subject: FW: Conservation Commission sign off for the Downing Square Broadway Initiative project

Date: Saturday, June 4, 2022 at 9:01:24 AM Eastern Daylight Time

From: Douglas Tierney

To: David Morgan, Erica Schwarz

David, Erica,

Here is the email thread on the tree planting depth. Catherine Martin (Katie) is our landscape architect and works for Imad.

-Doug

From: Imad Zrein <izrein@develliszrein.com>

Date: Monday, November 29, 2021 at 2:18 PM

To: Paul Warkentin <PWarkentin@davissquare.com>, Catherine Martin, RLA
<cmartin@develliszrein.com>

Cc: Douglas Tierney <DTierney@TierneyLLC.com>, 'Neal Mongold' <nmongold@aol.com>

Subject: Re: Conservation Commission sign off for the Downing Square Broadway Initiative project

Paul:

I spoke to Katie and the trees were installed properly. If they are installed any deeper they will die. They are typically installed with the top of the root ball at finished grade.

Imad

Imad A. Zrein, P.E.

Partner

DEVELLIS ZREIN INC.

Land Planning . Civil Engineering

Landscape Architecture

PO Box 307

Foxborough, MA 02035

Office: 508.473.4114

Direct: 508.923.7800

Cell: 781.858.8499

<http://www.develliszrein.com>

From: Paul Warkentin <PWarkentin@davissquare.com>

Date: Wednesday, November 24, 2021 at 3:46 PM

To: Zrein Imad <izrein@develliszrein.com>, "Catherine Martin, RLA" <cmartin@develliszrein.com>

Cc: "'Dtierney@tierneyllc.com'" <Dtierney@tierneyllc.com>, 'Neal Mongold' <nmongold@aol.com>

Subject: FW: Fwd: Conservation Commission sign off for the Downing Square Broadway Initiative project

Imad & Katie,

David Morgan from the ConComm have indicated to the Building Inspector that they are prepared to sign off on the project's completion, at least for a temp C of O. That said, he did have some questions and issues that he lists below. Some are not in your purview (Delphi has already removed the dumpster) but others look like they will need your response, esp. erosion & planting questions.

-Paul W

Paul Warkentin, RA, LEED AP | ASSOCIATE

DAVIS SQUARE ARCHITECTS, INC.

617.764.3618 direct | 617.513.2870 mobile

From: Douglas Tierney <DTierney@TierneyLLC.com>

Sent: Wednesday, November 24, 2021 2:28 PM

To: Paul Warkentin <PWarkentin@davissquare.com>; NEAL MONGOLD <nmongold@aol.com>; Steven McCaul <smccaull@delphiconstruction.com>

Subject: FW: Fwd: Conservation Commission sign off for the Downing Square Broadway Initiative project

Paul, Steven,

Here is the list of issues the ConCom flagged when they were on site. Given the holiday schedule, I think it makes sense for us to email back and forth on our responses. If you want to discuss on the phone, I can talk Friday, but I'm out Monday/Tuesday/Wednesday of next week.

Thanks,

-Doug

From: David Morgan <DMorgan@town.arlington.ma.us>

Date: Monday, November 22, 2021 at 11:18 AM

To: Douglas Tierney <DTierney@TierneyLLC.com>, NEAL MONGOLD <nmongold@aol.com>

Subject: Re: Fwd: Conservation Commission sign off for the Downing Square Broadway Initiative project

Hi Doug,

I'm following up on the results of our site visit.

Questions

- Can you please tell me the dimensions of the bike rack at the rear of the building?
- There are cuttings on the lawn along Park Ave. Were those put there by your crew or the gas station?
- The dumpster in the parking lot is temporary, right? Either way, please make sure it's covered and all debris is inside the container.

Final Steps

- The cleared area of the bank where the bridge/stairs/ramp were to go is eroding. Please stabilize and revegetate.
- The four maple trees at the rear of the building and the honeylocust next to the bike rack will need to be planted deeper to survive. As is, ConCom is concerned the mulch will erode and leave the root balls exposed.
- The loam in the backyard where those trees are located is very loose and wet. Once the trees are replanted, it will need to be repaired and re-seeded such that it's not subject to washing away.
- The tree line in the same area is littered with debris that will need to be cleaned up.

EXHIBIT 2

RE: Quick Item for today? Concrete Bike Parking Pad / Re: DSBI - Con Com

Paul Warkentin <PWarkentin@davissquare.com>

Fri 6/10/2022 3:17 PM

To: Erica Schwarz <eschwarz@housingcorparlington.org>

-external message-

Erica, I pulled up the post-construction survey and it looks like about 6'x20'.

-Paul W

Paul Warkentin, RA, LEED AP | ASSOCIATE

DAVIS SQUARE ARCHITECTS, INC.

617.764.3618 direct | 617.513.2870 mobile

From: Erica Schwarz <eschwarz@housingcorparlington.org>

Sent: Friday, June 10, 2022 2:39 PM

To: Paul Warkentin <PWarkentin@davissquare.com>

Subject: Quick Item for today? Concrete Bike Parking Pad / Re: DSBI - Con Com

Paul,

I haven't heard from Imad (also left him a voicemail) and I'm hoping you may be able to find this figure for me from the plans. I need to send this letter to the Conservation Commission today. I have an estimate of 6 ft by 12 ft but I want to be sure I'm accurate.

Thanks!

Erica

Erica Schwarz

Executive Director

Housing Corporation of Arlington

252 Massachusetts Ave., Arlington, MA 02474

781-859-5294 ext. 1

www.HousingCorpArlington.org

From: Erica Schwarz <eschwarz@housingcorparlington.org>

Sent: Friday, June 10, 2022 12:42 PM

To: Imad Zrein <izrein@develliszrein.com>; Douglas Tierney <DTierney@TierneyLLC.com>; Paul Warkentin

<PWarkentin@davissquare.com>

Subject: One More Figure: Concrete Bike Parking Pad / Re: DSBI - Con Com

Imad,

Can you also confirm the square footage of the concrete pad for the external bike parking that's on the side of the building? THANKS!

Subject: Re: DSBI - Con Com

Date: Wednesday, June 8, 2022 at 8:52:03 AM Eastern Daylight Time

From: Imad Zrein

To: Douglas Tierney, Paul Warkentin

CC: Erica Schwarz

Doug:

The ramp section that was deleted is 950 SF and the added sidewalk is 579 SF

Imad

Imad A. Zrein, P.E.

Partner

DEVELLIS ZREIN INC.

Land Planning . Civil Engineering

Landscape Architecture

PO Box 307

Foxborough, MA 02035

Office: 508.473.4114

Direct: 508.923.7800

Cell: 781.858.8499

<http://www.develliszrein.com>

From: Douglas Tierney <DTierney@TierneyLLC.com>

Date: Tuesday, June 7, 2022 at 6:15 PM

To: Paul Warkentin <PWarkentin@davissquare.com>

Cc: Erica Schwarz <eschwarz@housingcorparlington.org>, Zrein Imad <izrein@develliszrein.com>

Subject: Re: DSBI - Con Com

CC'ing Imad.

-Doug

From: Paul Warkentin <PWarkentin@davissquare.com>

Date: Tuesday, June 7, 2022 at 4:24 PM

To: Douglas Tierney <DTierney@TierneyLLC.com>

Cc: Erica Schwarz <eschwarz@housingcorparlington.org>

Subject: RE: DSBI - Con Com

Imad, please see Doug's question below – I think this question may have been raised when we were considering the sidewalk, in terms of the impact of the impervious area?

Paul Warkentin, RA, LEED AP | ASSOCIATE

DAVIS SQUARE ARCHITECTS, INC.
617.764.3618 direct | 617.513.2870 mobile

From: Douglas Tierney <DTierney@TierneyLLC.com>
Sent: Tuesday, June 7, 2022 2:48 PM
To: Paul Warkentin <PWarkentin@davissquare.com>
Cc: Erica Schwarz <eschwarz@housingcorplington.org>
Subject: DSBI - Con Com

Paul,

What was the square footage of impervious surface that we removed when we deleted the bridge? Obviously we could only count the parts that were in contact with the ground, but I bet that deduct was larger than the added sidewalk.

Doug Tierney
TIERNEY DEVELOPMENT SERVICES, LLC
www.TierneyLLC.com
cell: (617) 512-6666

EXHIBIT 3









22 of 25

Work Changes Proposal Request

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This form is similar to AIA Document G709

DATE OF ISSUANCE: May 19, 2021

PROJECT: DSBI - 112-114 Lowell Ste & 117 Broadway Arlington, MA

OWNER: DSBI LLC c/o Housing Corp. of Arlington

FROM ARCHITECT: Davis Square Architects, Inc.

TO CONTRACTOR: Delphi Construction, Inc.

CONTRACT FOR: General Construction

CONTRACT DATED: February 10, 2020

ARCH. PROJECT NO.: 16045

DISTRIBUTION: Owner
 Clerk

Property Manager
 Contractor

Architect
 Other

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Within ten (10) days, the Contractor must submit this proposal or notify the Architect, in writing, of the date on which proposal submission is anticipated.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

DESCRIPTION:

At 19R Park Bldg B, provide Concrete walkway behind the building connecting the rear door to the new fire truck turnaround. Include layout and grading as shown in the attached civil sketches.

ATTACHMENTS:

SKC-5A and SKC-5B, dated 5/12/2021

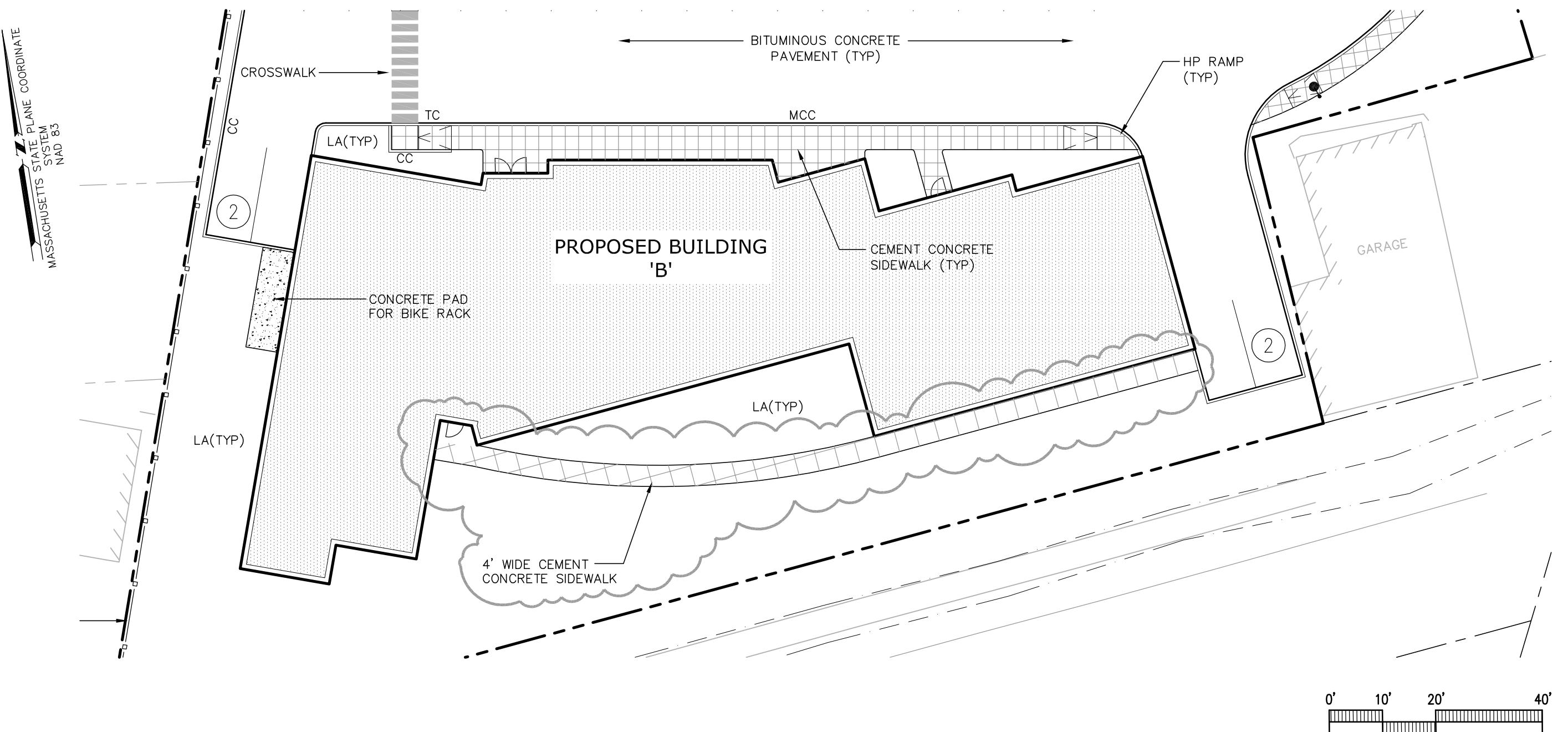
REQUESTED BY THE ARCHITECT:



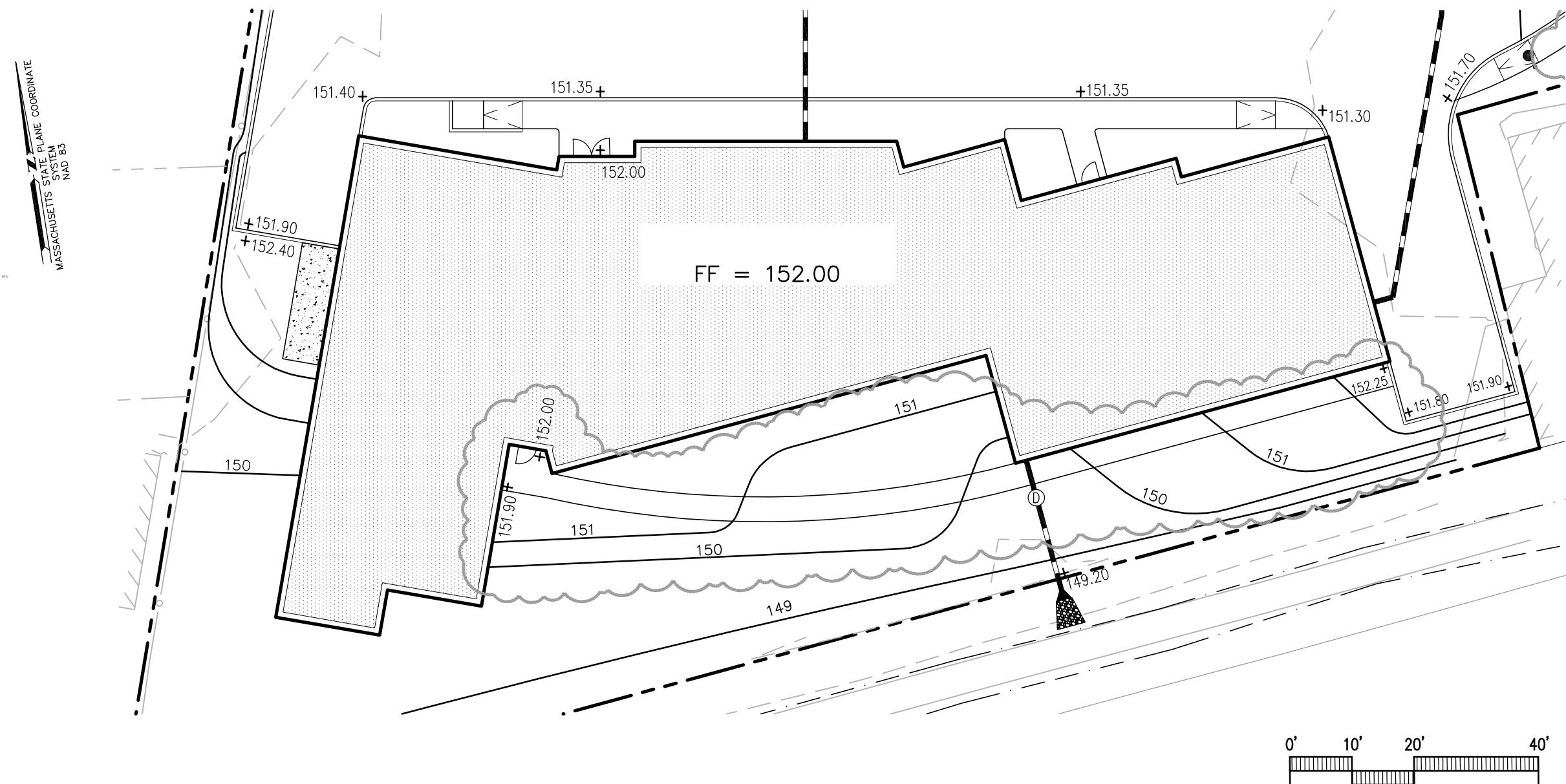
(Signature)

Paul Warkentin, Associate

(Printed name and title)



Job #:		
Drawn by:	IAZ	Checked by:
Date:	05.12.21	
Scale:	1" = 20'	



Job #:		
Drawn by:	IAZ	Checked by:
Date:	05.12.21	
Scale:	1" = 20'	



Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
develliszrein.com
DeVellis Zrein Inc.
Title: SIDEWALK PLAN

Sketch No.
SK-5B
Project Name:
19R Park Avenue
Arlington, MA